

Exhibit A

Phase I Commonwealth of KY Solicitation Form

Commonwealth of Kentucky SOLICITATION

TITLE: RFP #12022014 FRANKFORT OFFICE BUILT TO SUIT

DATE ISSUED

2014-11-20

SOLICITATION CLOSES

Date: 2014-12-02

Time: 10:30:00

SOLICITATION NO.

RFP 785 1500000137

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YFin Div of Eng&Contract Admin
Paul Gannoe

RFP#123014

PHASE I

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OPlease see the Terms and Conditions
For Information on where to submit
Your Bid/Proposal.V
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Name:

Address:

City, State Zip Code:

Phone #:

Email Address:

Contact Name:

Contact Email:

Vendor Customer (VC) #:

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Name:

Address:

City, State Zip Code:

Phone #:

Email Address:

Contact Name:

Contact Email:

Vendor Customer (VC) #:

FOR INFORMATION CALL:

Paul Gannoe

502-564-3155

ONLINE BIDDING PROHIBITED

Yes

OWNERSHIP TYPE:

☐ Sole Proprietorship ☐ Partnership ☐ Corporation

SIGNATURE OF AUTHORIZED AGENT IS REQUIRED UNLESS RESPONSE IS SUBMITTED ELECTRONICALLY

FAILURE TO SIGN SHALL RENDER THE BID INVALID.

Signature X _____ FEIN# _____ DATE _____

All offers subject to all terms and conditions contained in this solicitation.

Line Items

Line Group: Default						
Line	CL Description	Due Date	Quantity	Unit Issue	Unit Cost	Line Total Or Contract Amt

1 DESIGN, BUILD FINANCE
OPERATE BUILT TO SUITE OFFICE
BLDG

Comm Code	Comm Description	Manufacturer	Model #	Man Part #
97100	REAL PROPERTY RENTAL OR LEASE			

Extended Description

RFP #12022014 DESIGN, BUILD FINANCE OPERATE BUILT TO SUIT FRANKFORT STATE OFFICE BUILDING AND RELATED INFRASTRUCTURE

B I L L T O	421083	S H I P T O	
	FAC FSS REAL PROPERTIES		
	403 WAPPING STREET		
	BUSH BLDG 3RD FLOOR		
	FRANKFORT KY 40601-2607		
	US		

1500000137	Document Phase Final	Document Description RFP #12022014 FRANKFORT OFFICE BUILT TO SUIT	Page 3 of 3
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To access the RFP document, click on the attachments button and download the attachments.

Exhibit B

Wage Rates

(for informational purposes only)

ERRATUM

Refer to the Locality Number and Determination Number listed below published by the Kentucky Labor Cabinet, Division of Employment Standards, Apprenticeship and Mediation dated June 20, 2013.

Locality Number 007 – Anderson, Franklin & Woodford Counties

Determination Number CR 8-007

DELETE:

Carpenter	BASE RATE	\$21.23
	FRINGE BENEFITS	12.40
Piledriver	BASE RATE	\$21.73
	FRINGE BENEFITS	12.40

INSERT:

Carpenter	BASE RATE	\$21.98
	FRINGE BENEFITS	12.70
Piledriver	BASE RATE	\$22.48
	FRINGE BENEFITS	12.70



Anthony Russell, Commissioner
Department of Workplace Standards
Kentucky Labor Cabinet
Frankfort, KY 40601

This 27TH day of June, 2013

KENTUCKY LABOR CABINET
PREVAILING WAGE DETERMINATION
CURRENT REVISION
LOCALITY NO. 007

Determination No. CR-8-007

Date of Determination: June 20, 2013

PROJECT NO. 037-B-00472-13-8

 x BLDG HH

This schedule of the prevailing rate of wages for Locality No. 007, which includes Anderson, Franklin & Woodford Counties, has been determined in accordance with the provisions of KRS 337.505 to 337.550. This determination shall be referred to as Prevailing Wage Determination No. CR-8-007 .

Apprentices shall be permitted to work as such subject to Administrative Regulation 803 KAR 1:010. Copies of this regulation will be furnished upon request to any interested person.

Overtime is to be computed at not less than one and one-half (1 1/2) times the indicated BASE RATE for all hours worked in excess of eight (8) per day, and/or in excess of forty (40) per week. However, KRS 337.540 permits an employee and employer to agree, in writing, that the employee will be compensated at a straight time base rate for hours worked in excess of eight (8) hours in any one calendar day, but not more than ten (10) hours worked in any one calendar day, if such written agreement is prior to the over eight (8) hours in a calendar day actually being worked, or where provided for in a collective bargaining agreement. The fringe benefit rate is to be paid for each hour worked at a straight time rate for all hours worked. Fringe benefit amounts are applicable for all hours worked except when otherwise noted. Welders will receive rate for craft in which welding is incidental.

No laborer, workman or mechanic shall be paid at a rate less than that of the General Laborer except those classified as bona fide apprentices registered with the Kentucky State Apprenticeship Supervisor unless otherwise specified in this schedule of wage rates.

NOTE: The type of construction shall be determined by applying the following definitions.

BUILDING CONSTRUCTION

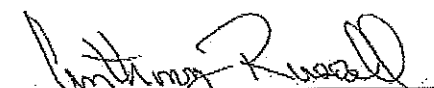
Building construction is the construction of sheltered enclosures with walk-in access for the purpose of housing persons, machinery, equipment, or supplies. It includes all construction of such structures, the installation of utilities and the installation of equipment, both above and below grade level, as well as incidental grading, utilities and paving.

HIGHWAY CONSTRUCTION

Highway construction includes the construction, alteration or repair of roads, streets, highways, runways, taxiways, alleys, trails, paths, parking areas, and other similar projects not incidental to building or heavy construction. It includes all incidental construction in conjunction with the highway construction project.

HEAVY CONSTRUCTION

Heavy projects are those projects that are not properly classified as either "building" or "highway". For example, dredging projects, water and sewer line projects, dams, flood control projects, sewage treatment plants and facilities, and water treatment plants and facilities are considered heavy.



Anthony Russell, Commissioner
Department of Workplace Standards
Kentucky Labor Cabinet

ASBESTOS/INSULATION WORKERS:	BASE RATE	\$24.92
	FRINGE BENEFITS	11.80

BOILERMAKERS:	BASE RATE	\$24.65
	FRINGE BENEFITS	12.94

BRICKLAYERS:	BASE RATE	\$24.14
Bricklayers:	FRINGE BENEFITS	11.22

Layout & Sawmen:	BASE RATE	\$24.39
	FRINGE BENEFITS	11.22

Refractory/Acid/Glass:	BASE RATE	\$25.37
	FRINGE BENEFITS	11.22

CARPENTERS:		BASE RATE	\$21.23
Carpenters:	BUILDING	FRINGE BENEFITS	12.40

Piledriver:	BUILDING	BASE RATE	\$21.73
		FRINGE BENEFITS	12.40

Carpenters:	HEAVY & HIGHWAY	BASE RATE	\$26.90
		FRINGE BENEFITS	14.50

Pildrivermen:	HEAVY & HIGHWAY	BASE RATE	\$27.15
		FRINGE BENEFITS	14.50

Divers:	HEAVY & HIGHWAY	BASE RATE	\$40.73
		FRINGE BENEFITS	14.50

CEMENT MASONS:	BASE RATE	\$ 17.50
	FRINGE BENEFITS	4.95

ELECTRICIANS:	BASE RATE	\$29.48
	FRINGE BENEFITS	14.36

When workmen are required to work from bosun chairs, trusses, stacks, tanks, scaffolds, catwalks, radio and T.V. towers, structural steel (open, unprotected, unfloored raw steel) and bridges or similar hazardous locations where workmen are subject to a direct fall: 50 feet to 75 feet – add 25% above the workman's hourly rate, over 75 feet add 50% above workman's hourly rate. No premium shall be paid on work performed using JLGs, bucket trucks or other similar elevated mechanized work platforms up to 75 feet above the surface upon which the platform sits.

LINEMAN:	HEAVY/HIGHWAY	BASE RATE	\$31.86
		FRINGE BENEFITS	11.63

EQUIPMENT OPERATOR	HEAVY/HIGHWAY	BASE RATE	\$28.48
		FRINGE BENEFITS	10.94

ELECTRICIANS: CONTINUED

GROUNDMAN	HEAVY/HIGHWAY	BASE RATE	\$18.87
		FRINGE BENEFITS	9.03

ELEVATOR CONSTRUCTORS:

BASE RATE	\$24.52
FRINGE BENEFITS	7.76

GLAZIERS:

ANDERSON COUNTY:

BASE RATE	\$10.00
FRINGE BENEFITS	0.00

FRANKLIN COUNTY:

BASE RATE	\$18.01
FRINGE BENEFITS	3.88

WOODFORD COUNTY:

BASE RATE	\$15.45
FRINGE BENEFITS	0.00

IRONWORKERS:

BASE RATE	\$26.47
FRINGE BENEFITS	19.56

LABORERS / BUILDING:

BUILDING GROUP 1: General laborers, asbestos abatement laborer, toxic waste removal laborer, water boys, tool room checker, carpenter tenders, (civil engineer helper, rodman, grade checker, excluding all field work performed by Engineering Firms), concrete pouring and curing, concrete forms stripping and wrecking, hand digging and backfilling of ditches, clearing of right of ways and building sites, wood sheeting and shoring, signalman for concrete bucket and general cleaning, and environmental laborer - nuclear, radiation, toxic and hazardous waste - Level D:

BUILDING	*BASE RATE	\$20.41
	FRINGE BENEFITS	10.69

BUILDING GROUP 2: All air tool operators, air track drills, asphalt rakers, tampers, batchers plant and scale man, chain saw, concrete saw, cutter/burner, electric hand grinder, all electric bush and chipping hammers, flagmen, forklift operators, form setter (street or highway), metal form setters, heaters, mesh handlers on walkways, streets and roadways outside building, gunnite laborers, hand spiker, introflax burning rod, joint makers, mason tender, multi-trade tender, pipe layers, plaster tender, powderman helpers, power driven Georgia buggies, power posthole diggers, railroad laborers, sandblaster laborers, scow man and deck hand, signal man, sweeper and cleaner machines, vibrator operators, vibrator/tamper operated by hand or remote control, walk behind trenching machines, mortar mixer machines, water pumpmen, and environmental laborers - nuclear, radiation, toxic and hazardous waste - Level C:

BUILDING	*BASE RATE	\$20.81
	FRINGE BENEFITS	10.69

BUILDING GROUP 3: Asphalt paver screwmán, gunnite nozzleleman and gunnite nozzle machine operator, sand blaster nozzleleman, concrete or grout pumpman, plaster pumpman:

BUILDING	*BASE RATE	\$21.01
	FRINGE BENEFITS	10.69

BUILDING GROUP 4: Powderman and blaster, and environmental laborer - nuclear, radiation, toxic and hazardous waste - Level B:

BUILDING	*BASE RATE	\$21.11
	FRINGE BENEFITS	10.69

LABORERS / BUILDING: CONTINUED

BUILDING GROUP 5: Caisson holes (6 ft. and over) pressure and free air including tools, and environmental laborer-nuclear, radiation, toxic and hazardous waste - Level A:

BUILDING	*BASE RATE	\$21.61
	FRINGE BENEFITS	10.69

BUILDING GROUP 6: Tunnel man and tunnel sand miner, cofferdam (pressure and free air), sand hog or mucker (pressure or free air):

BUILDING	*BASE RATE	\$21.91
	FRINGE BENEFITS	10.69

***Employees handling chemically treated materials which are harmful to the skin shall receive an additional \$.50 above base rate. Employees working on high work such as towers or smoke stacks, or any type of work fifty (50) feet above the ground or a solid floor shall receive \$1.00 above base rate. Employees working on boilers, kilns, melting tanks, furnaces, or when refractory is done using live fires, drying fires, heatups or any hot work shall receive \$2.00 above base rate.**

LABORERS / HEAVY & HIGHWAY:

HEAVY HIGHWAY GROUP 1: Aging and curing of concrete (any mode or method), asbestos abatement worker, asphalt plant laborers, asphalt laborers, batch truck dumpers, carpenter tenders, cement mason tenders, cleaning of machines, concrete laborers, demolition laborers, dredging laborers, drill helper, environmental laborer - nuclear, radiation, toxic and hazardous waste - Level D, flagmen, grade checkers, all hand digging and hand back filling, highway marker placers, landscaping laborers, mesh handlers and placers, puddler, railroad laborers, rip-rap and grouters, right of way laborers, sign, guard rail and fence installers (all types), signal men, sound barrier installer, storm and sanitary sewer laborers, swampers, truck spotters and dumpers, and wrecking of concrete forms, general cleanup:

HEAVY & HIGHWAY	BASE RATE	\$21.15
	FRINGE BENEFITS	11.41

HEAVY HIGHWAY GROUP 2: Batter board men (sanitary and storm sewer), brickmason tenders, mortar mixer operator, scaffold builders, burner and welder, bushhammers, chain saw operator, concrete saw operators, deckhand scow man, dry cement handlers, environmental laborers - nuclear, radiation, toxic and hazardous waste - Level C, forklift operators for masonry, form setters, green concrete cutting, hand operated grouter and grinder machine operator, jack hammers, lead paint abatement, pavement breakers, paving joint machine, pipe layers-laser operators (non-metallic), plastic pipe fusion, power driven Georgia buggy or wheelbarrow, power post hole diggers, precast manhole setters, walk-behind tampers, walk-behind trenchers, sand blasters, concrete chippers, surface grinders, vibrator operators, wagon drillers:

HEAVY & HIGHWAY	BASE RATE	\$21.40
	FRINGE BENEFITS	11.41

HEAVY HIGHWAY GROUP 3: Asphalt luteman and rakers, gunnite nozzleman, gunnite operators and mixers, grout pump operator, side rail setters, rail paved ditches, screw operators, tunnel laborers (free air), and water blasters:

HEAVY & HIGHWAY	BASE RATE	\$21.45
	FRINGE BENEFITS	11.41

HEAVY HIGHWAY GROUP 4: Caisson workers (free air), cement finishers, environmental laborer - nuclear, radiation, toxic and hazardous waste - Levels A and B, miners and drillers (free air), tunnel blasters, and tunnel muckers (free air), directional and horizontal boring, air track driller (all types), powder man and blaster:

HEAVY & HIGHWAY	BASE RATE	\$22.05
	FRINGE BENEFITS	11.41

MARBLE, TILE & TERRAZZO:

Finishers:	BASE RATE	\$15.42
	FRINGE BENEFITS	5.42

Setters:	BASE RATE	\$22.64
	FRINGE BENEFITS	6.10

MILLWRIGHTS:	BASE RATE	\$24.18
	FRINGE BENEFITS	15.67

OPERATING ENGINEERS / BUILDING:

NCCCO OR OECF CERTIFIED

BUILDING CLASS A-1: Crane, dragline, hoist (1 drum when used for stack or chimney construction or repair); hoisting engineer (2 or more drums), orangepeel bucket, overhead crane, piledriver, truck crane, tower crane, hydraulic crane:

BUILDING	BASE RATE	\$27.90
	FRINGE BENEFITS	13.90

BUILDING CLASS A: Articulating dump, auto patrol, batcher plant, bituminous paver, cableway, central compressor plant, clamshell, concrete mixer (21 cu. ft. or over), concrete pump, crane, crusher plant, derrick, derrick boat, directional boring machine, ditching and trenching machine, dragline, dredge operator, dredge engineer, elevating grader and all types of loaders, forklift (regardless of lift height), GPS systems (on equipment within the classification), hoe type machine, hoist (1 drum when used for stack or chimney construction or repair), hoisting engineer (2 or more drums), laser or remote controlled equipment (within the classification), locomotive, motor scraper, carry-all scoop, bulldozer, heavy duty welder, mechanic, orangepeel bucket, piledriver, power blade, motor grader, roller (bituminous), scarifier, shovel, tractor shovel, truck crane, winch truck, push dozer, highlift, all types of boom cats, self contained core drill, hopto, tow or push boat, a-frame winch truck, concrete paver, gradeall, hoist, hyster, pumpcrete, Ross carrier, boom, tail boom, rotary drill, hydro hammer, mucking machine, rock spreader attached to equipment, scoopmobile, KeCal loader, tower cranes (French, German and other types), hydrocrane, backfiller, guries, sub-grader, tunnel mining machines including moles, shields, or similar types of tunnel mining equipment:

BUILDING	*BASE RATE	\$26.84
	FRINGE BENEFITS	13.90

***Operators on cranes with boom one-hundred fifty feet (150') and over including jib, shall receive seventy-five cents (\$.75) above base rate. All cranes with piling leads will receive \$.50 above base rate regardless of boom length**

BUILDING CLASS B: All air compressors (over 900 CFM), bituminous mixer, joint sealing machine, concrete mixer (under 21 cu. ft.), form grader, roller (rock), tractor (50 HP and over), bull float, finish machine, outboard motor boat, flexplane, fireman, boom type tamping machine, truck crane oiler, greaser on grease facilities servicing heavy equipment, switchman or brakeman, mechanic helper, whirley oiler, self-propelled compactor, tractair and road widening trencher and farm tractor with attachments (except backhoe, highlift and endloader), elevator (regardless of ownership when used for hoisting any building material), hoisting engineer (1-drum or buck hoist), firebrick (masonry excluded), well points, grout pump, throttle-valve man, tugger, electric vibrator compactor, and caisson drill helper:

BUILDING	BASE RATE	\$23.94
	FRINGE BENEFITS	13.90

BUILDING CLASS C: Bituminous distributor, cement gun, conveyor, mud jack, paving joint machine, roller (earth), tamping machine, tractors (under 50 HP), vibrator, oiler, concrete saw, burlap and curing machine, hydro-seeder, power form handling equipment, deckhand steersman, hydraulic post driver, and drill helper:

BUILDING	BASE RATE	\$23.13
	FRINGE BENEFITS	13.90

OPERATING ENGINEERS / HEAVY/HIGHWAY:

NCCCO OR OECP CERTIFIED

HEAVY HIGHWAY CLASS A-1: Cableway, carry deck crane, cherry picker, clamshell, crane, derrick, derrick boat, dragline, hoist engine (2 or more drums), hydraulic boom truck, hydrocrane, orangepeel bucket, overhead crane, piledriver, rough terrain crane, tower cranes (French, German & other types), truck crane:

HEAVY HIGHWAY	BASE RATE	\$28.40
	FRINGE BENEFITS	13.40

HEAVY HIGHWAY CLASS A: A-frame winch truck, auto patrol, backfiller, batcher plant, bituminous paver, bituminous transfer machine, all types of boom cats, bulldozer, cableway, carry-all scoop, carry deck crane, central compressor plant operator, clamshell, concrete mixer (21 cu. ft. or over), concrete paver, truck-mounted concrete pump, core drills, crane, crusher plant, derrick, derrick boat, ditching and trenching machine, dragline, dredge operator, dredge engineer, earth movers, elevating grader and all types of loaders, grade-all, guries, heavy equipment robotics operator/mechanic, high lift, hoe-type machine, hoist (two or more drums), hoisting engine (two or more drums), horizontal directional drill operator, hydraulic boom truck, hydrocrane, hyster, KeCal loader, Letourneau, Locomotive, mechanic, mechanically operated laser screed, mechanic welder, mucking machine, motor scraper, orangepeel bucket, piledriver, power blade, pumpcrete push dozer, rock spreader attached to equipment, all rotary drills, roller (bituminous), scarifier, scoopmobile, shovel, side boom, subgrader, tallboom, telescoping type forklift, tow or push boat, tower cranes (French, German and other types) tractor shovel and truck crane, tunnel mining machines including moles, shields, or similar types of tunnel mining equipment:

HEAVY & HIGHWAY	BASE RATE	\$27.35
	FRINGE BENEFITS	13.40

Operators on cranes with booms one hundred fifty feet (150') and over including jib shall receive \$.50 above base rate.

HEAVY HIGHWAY CLASS B: All air compressors (over 900 cu. ft. per min.), bituminous mixer, boom type tamping machine, bull float, concrete mixer (under 21 cu. ft.), dredge engineer, electric vibrator compactor/self-propelled compactor, elevator (one drum or buck hoist), elevator (regardless of ownership when used to hoist building material), finish machine, firemen, flexplane, forklift (regardless of lift height), form grader, hoist (one drum), joint sealing machine, mechanic helper, outboard motor boat, power sweeper (riding type), roller (rock), ross carrier, skid mounted or trailer mounted concrete pumps, skid steer machine with all attachments, switchman or brakeman, throttle valve man, Tract air and road widening trencher, tractor (50 HP and over), truck crane oiler, tugger, welding machine, well points, and whirley oiler:

HEAVY & HIGHWAY	BASE RATE	\$24.87
	FRINGE BENEFITS	13.40

HEAVY HIGHWAY CLASS B2: Greaser on grease facilities servicing heavy equipment, all off road material handling equipment, including articulating dump trucks:

HEAVY & HIGHWAY	BASE RATE	\$25.26
	FRINGE BENEFITS	13.40

HEAVY HIGHWAY CLASS C: Bituminous distributor, burlap and curing machine, caisson drill and core drill helper (track or skid mounted), cement gun, concrete saw, conveyor, deckhand oiler, grout pump, hydraulic post driver, hydro seeder, mud jack, oiler, paving joint machine, power form handling equipment, pump, roller (earth), steermen, tamping machine, tractors (under 50 H.P.) and vibrator:

HEAVY & HIGHWAY	BASE RATE	\$24.60
	FRINGE BENEFITS	13.40

****Operators on cranes with booms one hundred fifty feet (150') and over including jib shall receive \$.50 above base rate.**

PAINTERS:

Brush & Roller:	BUILDING	BASE RATE	\$14.35
		FRINGE BENEFITS	3.87
Spray& Sandblast:	BUILDING	BASE RATE	\$14.85
		FRINGE BENEFITS	3.87
Brush & Roller:	HEAVY & HIGHWAY	BASE RATE	\$18.20
		FRINGE BENEFITS	5.08
Drywall Finishers & Plasterers:	HEAVY & HIGHWAY	BASE RATE	\$18.45
		FRINGE BENEFITS	5.08
Spray, Sandblast, Power Tools, Waterblast, Steam Cleaning; Brush & Roller of Mastics, Creosotes, Kwinch Koate and Coal Tar Epoxy:	HEAVY & HIGHWAY	BASE RATE	\$19.20
		FRINGE BENEFITS	5.08
Spray of Mastics, Creosotes, Kwinch Koate and Coal Tar Epoxy:	HEAVY & HIGHWAY	BASE RATE	\$20.20
		FRINGE BENEFITS	5.08

PLASTERERS:

BASE RATE	\$20.65
FRINGE BENEFITS	5.85

PLUMBERS & PIPEFITTERS:

BASE RATE	\$32.00
FRINGE BENEFITS	16.29

ROOFERS: (Excluding Metal Roofs)

BASE RATE	\$17.90
FRINGE BENEFITS	5.73

SHEETMETAL WORKERS: (Including Metal Roofs)

BASE RATE	\$28.30
FRINGE BENEFITS	17.62

SPRINKLER FITTERS:

BASE RATE	\$29.55
FRINGE BENEFITS	17.22

TRUCK DRIVERS / BUILDING:

Truck Helper and Warehouseman:	BUILDING	BASE RATE	\$19.05
		*FRINGE BENEFITS	11.08
Driver - 3 tons and under, Greaser, Tire Changer and Mechanic Helper:	BUILDING	BASE RATE	\$19.17
		*FRINGE BENEFITS	11.08
Driver - over 3 tons, Drivers, Semi-Trailer or Pole Trailer; Dump Trucks, Tandem Axle; Farm Tractor when used to pull building material or equipment:	BUILDING	BASE RATE	\$19.28
		*FRINGE BENEFITS	11.08

Drivers, Concrete Mixer Trucks (all types, hauling on job sites only); Truck Mechanics:
BUILDING

BASE RATE	\$19.35
*FRINGE BENEFITS	11.08

Drivers, Euclid and other Heavy Earth Moving Equipment and Low Boy, Articulating End Dump, Winch Truck and A-Frame Truck and Monorail Truck when used to transport building materials, Forklift Truck when used inside warehouse or storage area: BUILDING

BASE RATE	\$19.45
*FRINGE BENEFITS	11.08

TRUCK DRIVERS/ HEAVY & HIGHWAY:

Mobile batch truck helper: HEAVY & HIGHWAY

BASE RATE	\$16.57
**FRINGE BENEFITS	7.34

Greaser, tire changer and mechanic helper:
HEAVY & HIGHWAY

BASE RATE	\$16.68
**FRINGE BENEFITS	7.34

Driver-single axle dump and flatbed truck, semi-trailer or pole trailer when used to pull building materials and equipment, tandem axle dump truck, driver of distributors, driver on mixer trucks(all types) & truck mechanic:
HEAVY & HIGHWAY

BASE RATE	\$16.86
**FRINGE BENEFITS	7.34

Driver-Euclid and other heavy earthmoving equipment and low-boy, articulator, cat truck, 5-axle wheel, winch truck and A-Frame truck when used in transporting materials, Ross Carrier, forklift truck when used to transport building materials, driver on pavement breakers:
HEAVY & HIGHWAY

BASE RATE	\$16.96
**FRINGE BENEFITS	7.34

****TRUCK DRIVER FRINGE BENEFITS apply to employees who have been employed a minimum of twenty (20) calendar days within any ninety (90) consecutive day period of that employer.**

END DOCUMENT
CR-8-007
JUNE 20, 2013



Steven L. Beshear
Governor

KENTUCKY LABOR CABINET
DEPARTMENT OF WORKPLACE STANDARDS
DIVISION OF EMPLOYMENT STANDARDS,
APPRENTICESHIP & MEDIATION
1047 US Hwy 127 S - Suite 4
Frankfort, Kentucky 40601
Phone: (502) 564-3534
Fax (502) 696-1897
www.labor.ky.gov

Larry Roberts
Secretary

Anthony Russell
Commissioner

May 30, 2014

Nancy Brownlee
Div. of Real Properties
403 Wapping St. 1st Floor
Frankfort KY 40601

Re: Finance Cabinet, Office Building - Separate Lab Space

Advertising Date as Shown on Notification: June 1, 2014

Dear Nancy Brownlee:

This office is in receipt of your written notification on the above project as required by KRS 337.510 (1).

I am enclosing a copy of the current prevailing wage determination number CR 8-007, dated June 20, 2013 for FRANKLIN County. This schedule of wages shall be attached to and made a part of the specifications for the work, printed on the bidding blanks, and made a part of the contract for the construction of the public works between the public authority and the successful bidder or bidders.

The determination number assigned to this project is based upon the advertising date contained in your notification. There may be modifications to this wage determination prior to the advertising date indicated. In addition, if the contract is not awarded within 90 days of this advertising date or if the advertising date is modified, a different set of prevailing rates of wages may be applicable. It will be the responsibility of the public authority to contact this office and verify the correct schedule of the prevailing rates of wages for use on the project. Your project number is as follows: 037-B-00472-13-8, Building

Sincerely,

Anthony Russell
Commissioner

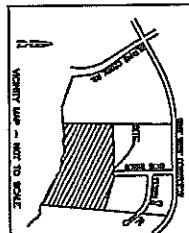


Exhibit C

Project Site Plan (approx. 33.998 acres)

Survey w/Topo

HMB, Joe Grider



200803
IN ACTION, SOLELY BY MEANS
OF TELEPHONE, OTHER ORAL
OR WRITTEN RECORDING, AND/OR
BY MEANS OF TELEVISION,
RADIO, OR OTHER MEANS.

Exhibit D

Draft Deed between Commonwealth
(Grantor)

And

Successful Offeror (Grantee)

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE, made and entered into this ____ day of _____, 2014, by and between the **COMMONWEALTH OF KENTUCKY**, by and through Lori H. Flanery, Secretary, **FINANCE AND ADMINISTRATION CABINET**, pursuant to K.R.S. 45A and 56, hereinafter referred to as the "Grantor" or the "Commonwealth", and **successful offeror**, with a mailing address and in care tax address of _____, hereinafter referred to as the "Grantee."

WITNESSETH:

WHEREAS, the Grantee is the successful bidder in response to a build-to-suit request for proposals issued by the Grantor pursuant to K.R.S. 56.8161, et. seq.;

WHEREAS, as a part of a build-to-suit project, K.R.S. 56.820 requires the Commonwealth of Kentucky to convey the property being utilized for the build-to-suit project to the successful bidder with such property to be leased back to the Commonwealth;

WHEREAS, the afore-mentioned build-to-suit project and conveyance of the property to the Grantee under the terms and conditions set forth herein is in the public interest and the best interest of the Commonwealth;

WHEREAS, through Official Order No. _____, the Secretary of the Finance and Administration Cabinet has approved the transfer of land at Sower Boulevard, Frankfort, Franklin County, KY, described herein, to the Grantee; and,

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable consideration (but no monetary consideration), the receipt of sufficiency of such consideration being hereby acknowledged by the Grantor, the Grantor hereby does

grant, transfer and convey unto the Grantee, its successors and assigns, the following 33.998 acres of property located in Franklin County, Kentucky, and more particularly described as follows:

BOUNDARY DESCRIPTION
Commonwealth of Kentucky

Description

TO HAVE AND TO HOLD said property right unto the Grantee, its successors and assigns, in fee simple, with all rights and privileges thereunto belonging, with covenants of General Warranty.

The Grantor and Grantee hereto further mutually covenant and agree that upon expiration or termination of a certain lease agreement being executed by the Grantor and Grantee hereto simultaneously with this Deed of Conveyance, the Grantee herein shall re-convey the property described herein to the Commonwealth of Kentucky by Deed of Conveyance with Covenant of General Warranty with the Grantee herein to receive as consideration such amount calculated under such lease agreement.

CONSIDERATION CERTIFICATE

The Grantor and Grantee hereby certify that the consideration stated herein is the full and actual consideration being paid for the property transferred hereby. The Grantee joins this deed for the purpose of certifying the consideration paid. The estimated fair market value of the property conveyed herein, according to the records maintained by the Franklin County Property Valuation Administrator, is \$_____.

IN TESTIMONY WHEREOF, Lori H. Flanery, Secretary of the Finance and Administration Cabinet, acting for and on behalf of the Commonwealth of Kentucky, Grantor, and successful offeror, Grantee, pursuant to the authority granted by KRS Chapters 45A and 56, have executed this Deed of Conveyance, including the foregoing Consideration Certificate of Grantor and Grantee, as of this ____ day of _____ 2014.

GRANTOR:
COMMONWEALTH OF KENTUCKY
Finance and Administration Cabinet,
Pursuant to K.R.S. 45A.045

By: _____
Lori H. Flanery, Secretary
Finance and Administration Cabinet

GRANTEE:
Successful offeror

By: successful offeror

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FRANKLIN)

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DOI: 10.1177/1056492613505151

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF _____)

[illegible]

4

This Instrument Prepared By:

Patrick McGee, Attorney
Finance and Administration Cabinet
Office of General Counsel
Room 392, Capital Annex
Frankfort, Kentucky 40601
(502) 564-6660

Exhibit E

Temporary Construction Easement and Ingress/Egress Easement

Grantor: Commonwealth

Grantee: Successful Offeror

**COMMONWEALTH OF KENTUCKY
FINANCE AND ADMINISTRATION CABINET
DEED OF EASEMENT**

KNOW ALL YE TO WHOM THESE PRESENTS SHALL COME, that the **COMMONWEALTH OF KENTUCKY**, acting by and through Lori H. Flanery, Secretary of the Finance and Administration Cabinet, as provided by Chapters 45A and 56 of the Kentucky Revised Statutes, pursuant to Official Order No. _____, for and on behalf of the **FINANCE AND ADMINISTRATION CABINET**, Room #310, Capitol Annex, Frankfort, Kentucky 40601, hereinafter referred to as "Grantor" or the "Commonwealth," and for the public benefit to be derived herefrom, does hereby grant and convey unto **SUCCESSFUL OFFEROR**, with a mailing and in care of tax address of _____, its successors and assigns forever, hereinafter referred to as the "Grantee," a ___' easement as follows:

Description of Easement

Also granted herein is a 100' buffer surrounding Property and identified as "Granted 100' Private Access Easement" for the constructing, reconstructing, installing, inspecting, improving, expanding, removing, rebuilding, replacing and repairing a minimum 334,000 square foot office structure, and all other appurtenances thereto.

Both the ___' easement and the ___' easement are more particularly described below:

Access to the above described Tract of land is by Sower Boulevard from the East-West Connector (KY _____) and is described as follows:

GRANTED PRIVATE ACCESS EASEMENT
Centerline Description

LEGAL DESCRIPTION

The foregoing easement conveyed herein being a part of the same property as that conveyed to the Commonwealth of Kentucky, for the benefit of the Commonwealth of Kentucky, Finance and Administration Cabinet, from the City of Frankfort, which deed is recorded in Deed Book _____, Page _____, in the Franklin Clerk's office, Frankfort, Kentucky.

Grantee acknowledges that this conveyance is subject to any other easements or restrictions as to the use of said property, whether recorded or unrecorded, which may have been previously granted by the Commonwealth or its predecessors in interest.

Grantee also agrees that it will repair, replace, or otherwise be liable to the Commonwealth for any and all damages that may be caused directly or indirectly by or resulting from the exercise of the Grantee's rights granted hereunder. Grantee shall not be responsible for damages that may be caused by the Commonwealth or its agents. For purposes of this paragraph, damages shall be defined as all reasonable attorney fees incurred by the Grantor as a result of the exercise of the Grantee's rights granted hereunder.

As a condition hereof, the Grantee shall restore the surface of the ground, as nearly as practicable, to the same condition as it was prior to the Grantee's construction, extension, installation, inspection, repair, maintenance, removal, replacement, reconstruction and/or enlargement of its facilities. The restoration of the surface shall include, but shall not be limited to, the reseeding and/or resodding of any unpaved portion thereof disturbed in the course of the aforementioned activity.

Grantee further agrees that if the Commonwealth has authorized others to locate utility lines within the limits of the above-described easement that Grantee shall not disturb these lines and shall indemnify the grantee(s) of such rights against any damage to their utility lines within the area of said easement, which is the result of the Grantee's exercise of the rights granted herein.

The rights hereby granted shall be deemed non-exclusive to the Grantee and the Commonwealth reserves the right, at its option and for its convenience, to grant to others similar rights of easement and right-of-way within the limits of the above-described easement; provided,

however, that the Commonwealth agrees to forebear granting any such rights within the limits of said easement that in the judgment of the Director of the Division of Engineering and Contract Administration, Finance and Administration Cabinet, will be for a use detrimental to or will adversely affect the use thereof by the Grantee; and as a condition of any such grant of easement will require that the grantee thereof agree to indemnify the Grantee hereof against any damage to its facilities located within the easement.

The Commonwealth, its successors and assigns, shall have the right to use the land within the limits of this easement in any manner not inconsistent with the rights herein described.

The Commonwealth agrees that it will forebear constructing any building or other permanent improvement over or across the right-of-way of the above-described easement, but reserves to itself the right to construct within the limits of said easement fences and temporary structures over, along or across the right-of-way of said easement, as long as the erection of said fences or other temporary structures does not substantially interfere with the Grantee's rights granted hereunder, or violate any applicable codes, statutes or regulations.

The Grantor and Grantee further hereby mutually understand and agree that in the event of the exercise of the option to purchase the leased premises or in the event the lease has been extended for the full number of years which it is agreed the same may be extended, and all rents and payments provided for in the lease have been made, the Grantee shall release the easement from the premises to the Grantor, at no cost to the Grantor and the Grantee shall have no remaining rights in the property. The Grantee further acknowledges that said Grantee must otherwise comply with all of the other relevant terms and conditions of said Lease Agreement.

TO HAVE AND TO HOLD, the above-described easement thereunto belonging, unto the Grantee, their successors and assigns, in fee simple, with covenant of General Warranty.

IN TESTIMONY WHEREOF, witness the signature of Lori H. Flanery, Secretary of the Finance and Administration Cabinet, Commonwealth of Kentucky, affixed hereto for and on behalf of said Commonwealth as authorized and provided by Chapters 45A and 56 of the Kentucky Revised Statutes, as of this ____ day of _____, 2014.

COMMONWEALTH OF KENTUCKY

By: _____
Lori H. Flanery, Secretary
Finance and Administration Cabinet

GRANTEE:

SUCCESSFUL OFFEROR

By: _____

COMMONWEALTH OF KENTUCKY)
COUNTY OF FRANKLIN)

The foregoing Deed of Easement was acknowledged before me by Lori H. Flanery, Secretary of the Finance and Administration Cabinet, on behalf of the Commonwealth of Kentucky, pursuant to K.R.S. 45A and 56, on this ____ day of _____, 2014.

My Commission expires: _____.

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF _____)

The foregoing Deed of Easement was acknowledged before me by SUCCESSFUL
OFFEROR, on this ____ day of _____, 2014.

My Commission expires: _____.

Examined:

Counsel to the Governor

THE SUBJECT EASEMENT IS APPROVED:

STEVEN L. BESHEAR, GOVERNOR
COMMONWEALTH OF KENTUCKY

This Instrument Prepared By:

Patrick W. McGee, Attorney
Finance and Administration Cabinet
Room 392, Capitol Annex Building
Frankfort, Kentucky 40601
(502) 564-6660